172.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,400 / 693,400
					USE VALUE:	693,400 / 693,400
					ASSESSED:	693,400 / 693,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEND AGNES R
Owner 2:	
Owner 3:	
Street 1:	73 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRIEND AGNES R & HILDA T -
Owner 2:	-
Street 1:	73 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1943 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4030.000	314,800		378,600	693,400
Total Card	0.093	314,800		378,600	693,400
Total Parcel	0.093	314,800		378,600	693,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.87 | /Parcel: 356.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114281

GIS Ref

GIS Ref

Insp Date 06/21/18

!13346!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,800	0	4,030.	378,600	693,400		Year end	12/23/2021
2021	101	FV	305,500	0	4,030.	378,600	684,100		Year End Roll	12/10/2020
2020	101	FV	305,900	0	4,030.	378,600	684,500	684,500	Year End Roll	12/18/2019
2019	101	FV	242,700	0	4,030.	373,200	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	242,700	0	4,030.	286,700	529,400	529,400	Year End Roll	12/20/2017
2017	101	FV	242,700	0	4,030.	270,500	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	242,700	0	4,030.	248,800	491,500	491,500	Year End	1/4/2016
2015	101	FV	229,300	0	4,030.	232,600	461,900	461,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:48:52

LAST REV

Date	Time
07/09/18	12:24:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEND AGNES R	42452-142		4/9/2004	Family	1	No	No		
	5412-599		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/1993	466	Manual	4,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	345	PATRIOT
12/10/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4030		Sq. Ft.	Site		0	70.	1.34	6									378,629						378,600	

Total AC/HA:	0.09252	Total SF/SM:	4030	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,629	Spl Credit		Total:	378,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25483871
Const Adj.:	0.94332153
Adj $ / SQ:	159.802
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427744
Depreciation:	112924
Depreciated Total:	314820

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

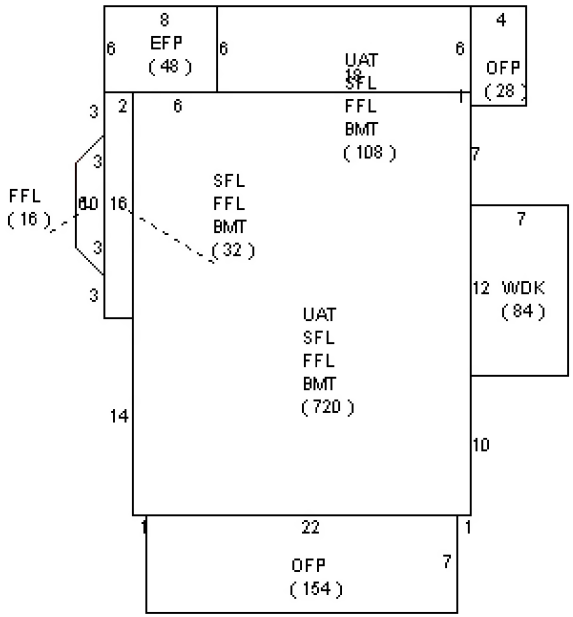
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	159.80
Special Features:	0	Val/Su Net:	100.99
Final Total:	314800	Val/Su SzAd	181.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	159.800	139,986
BMT	Basement	860	47.940	41,229
SFL	Second Floor	860	159.800	137,429
UAT	Upper Attic	207	111.860	23,155
OFP	Open Porch	182	24.120	4,389
WDK	Deck	84	15.090	1,268
EFP	Enclos Porch	48	68.490	3,287
	Net Sketched Area:	3,117	Total:	350,743
Size Ad	1736	Gross Area	3738	FinArea 1943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

172.0-0006-0016.0

IMAGE

AssessPro Patriot Properties, Inc